

<p>CITY OF SAN JOSÉ, CALIFORNIA Department of Planning, Building and Code Enforcement 801 North First Street, Room 400 San José, California 95110-1795</p> <p>STAFF REPORT</p>	Hearing Date/Agenda Number H.L.C. 06/04/03		Item 4.a.
	File Number HP03-006		
	Application Type Historic Preservation Permit		
	Council District 3 Street	SNI 13 th	
	Planning Area Central		
	Assessor's Parcel Number(s) 467-19-062		
PROJECT DESCRIPTION		Completed by: Sally Notthoff Zarnowitz	
Location: Northwest corner of East Santa Clara St. and North Sixth St.			
Gross Acreage: 0.68	Net Acreage: 0.68	Net Density: n/a	
Existing Zoning: A(PD) 85040	Existing Use: Retail/Residential, Vintage Tower City Landmark No. HL86-39		
Proposed Zoning: No change	Proposed Use: Retail/Residential, Vintage Tower, City Landmark No. HL86-39		
GENERAL PLAN		Completed by: SNZ	
Land Use/Transportation Diagram Designation General Commercial		Project Conformance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Analysis and Recommendations	
SURROUNDING LAND USES AND ZONING		Completed by: SNZ	
North:	Parking and Residential	R-M Multiple Residence	
East:	Public Elementary School	R-M Multiple Residence	
South:	City Hall	CG Commercial General	
West:	Vacant/ Proposed Office Tower and Church	A(PD) Planned Development	

Completed by: SNZ

OWNER	DEVELOPER	ARCHITECT
City of San Jose Four N. 2 nd St., Suite 1350 San Jose CA 95113	Cindy Manley San Jose First United Methodist 24 N. 5 th St. San Jose CA 95112	Jim Aguila RMW Architecture 40 S. Market St., 4 th Fl. San Jose CA 95113
<div> <div>PUBLIC AGENCY COMMENTS RECEIVED</div> <div>Completed by: SNZ</div> </div>		
Department of Public Works		
None		
Other Departments and Agencies		
See attached SNI Memo		
GENERAL CORRESPONDENCE		
None		
ANALYSIS AND RECOMMENDATIONS		

BACKGROUND

The applicant, the City of San Jose Housing Department is requesting a Historic Preservation permit for exterior alterations to the Vintage Tower/Medico-Dental Building (City Landmark No. HL86-39) in order to facilitate the sale of the property to San Jose United Methodist Church for the rehabilitation of an existing mixed-use project consisting of ground floor retail and affordable housing above. The Church is working to meet the July 16, 2003 deadline to apply for the California Debt Limit Allocation Committee (CDLAC) tax exempt bond allocation. One of the primary conditions of that allocation is the securing of all applicable planning permits for the project.

The site is zoned A(PD) Planned Development and is designated Commercial General on the adopted San Jose 2020 Land Use and Transportation Diagram. Surrounding land uses include: parking and residential to the north, City Hall under construction to the south across E. Santa Clara St., Mann public elementary school under construction to the east across N. 6th St., and the San Jose United Methodist Church 12 story office tower and five story church building project (which is permitted but not yet under construction) to the west.

California's leading architects, William Weeks. Weeks, whose firm also designed the landmark De Anza Hotel, changed the face of numerous California communities with his mission style school, library, hotel, and residential projects."

ENVIRONMENTAL REVIEW

Under the provisions of Section 15331 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

GENERAL PLAN CONFORMANCE

The proposed project is consistent with the site's General Plan Land Use/Transportation Diagram designation of General Commercial, which is a non-specialized commercial designation intended to permit miscellaneous commercial uses including mixed-use development. Additionally, the rehabilitation is consistent with the General Plan Historic, Archaeological and Cultural Resources Goal of the preservation of historically significant structures in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

PROJECT DESCRIPTION

The project proposes the 1) the restoration, replication or replacement of storefronts, transoms and doors as required according to the original Weeks construction documents obtained by the architect, 2) the addition of compatible awnings, exterior light fixtures, signage and window washing system, 3) the repair and rehabilitation of original wood window sashes, frames, and hardware and replacement of window glazing 4) the cleaning and repair of original terra cotta tiles and ornaments, cast stone ornaments and stamped ornamental panels, and 5) the preparation and painting of the cement plaster exterior.

ANALYSIS

The primary project issue is conformance with the Secretary of the Interior's Standards for Rehabilitation.

the building. The air condition units installed in the late 1980s will be removed.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Referring to the original construction documents, damaged or missing bronze framing on the E. Santa Clara St. storefront system will be replaced with newly fabricated framing that matches the original if available, or that will have a slightly differentiated cross section. All ground floor glazing will be replaced with tempered glass to match original. The recently installed, non-compatible storefront system on N. 6th St. will be replaced with a replication of the original storefront.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project proposes minor additions such as awnings, exterior light and signage. These changes will not destroy historic materials that characterize the property, and will be differentiated from the old through the use of contemporary design, while continuing to be compatible in scale, size and material. The project also proposes installation of a rooftop davit system to support hanging window washing scaffolding for maintenance. Rooftop structural support and bases will be installed to accommodate removable arms that will be hoisted into place only during window washing operations, and will therefore not destroy historic materials or features of the property.

COMMUNITY OUTREACH

The proposed project was brought to the Historic Landmarks Commission Design Review subcommittee on March 19 2003. The synopsis from that meeting is attached.. A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the